

COPY

WILLIAM R. NUTTLE
Registered Surveyor
CHESTERTOWN, MD. 21620

October 23, 1991.

Mr. Merrick Huyett
P.O. Box 217
Georgetown, Md. 21930

Dear Mr. Huyett:

Enclosed is a plat of your property showing an arbitrary split into two parts. You are in the Critical Area Residential zoning district which lists different requirements for cluster and scattered developments. I cannot see how you can either scatter or cluster two parts, but that is academic; you can meet the requirements either way. The division lines that I have shown are arbitrary. I merely ran a line parallel to your east side so as to give the small lot a little over an acre.

When you decide on the division lines, let me know. I will then complete the plat and send you copies to be used in the application for zoning approval.

Yours,
William R. Nuttle

DESCRIPTIONS OF TWO PARCELS OF THE MERRICK Y. HUYETT LANDS,
FIRST DISTRICT, KENT COUNTY, MD.

LOT 1

Beginning for the same at a point on the mean high waters of the Sassafras River, said point being the northeast corner of the herein described lands and a corner of the lands of James R. Short; and running, thence, by and with said Short lands S 12 29 E - 16.06' more or less to an iron pipe, S 12 29 E - 313.94' to an iron pipe, and S 37 58 W - 179.21' to an iron pipe and Lot 2 of this description; thence, by and with said Lot 2 N 13 34 50 W - 295.00' to an iron pipe, N 03 21 40 W 93.41' to an iron pipe, and N 03 21 40 W - 22.54' more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of the Sassafras River N 62 04 10 E - 130.15' to the place of beginning. Containing in all 1.178 acres of land, more or less.

Together with a right-of-way over Lot 2 of the Huyett lands to Md. Rte. 213.

LOT 2

Beginning for the same at a concrete monument on the east side of Md. Rte. 213, said point being the westernmost corner of the herein described lands and the southernmost corner of the lands of John F. Chance; and running, thence, by and with said Chance lands N 74 16 20 E - 164.90' to a concrete monument and the lands of Helene G. Hall; thence, by and with said Hall lands S 15 06 E - 57.70' to a concrete monument and N 75 11 10 E - 274.99' to an iron pipe; thence, still by and with said Hall lands and with the lands of David C. Ward and Kenneth F. Herlihy N 37 58 E - 604.10' to an iron pipe; thence, by and with said Herlihy lands N 13 34 50 W - 292.00' to an iron pipe, N 17 50 20 W - 119.24' to an iron pipe, and N 17 50 20 W - 6' more or less to the mean high waters of the Sassafras River; thence, by and with the mean high waters of said river N 70 08 30 E - 43.31', N 28 52 E - 21.04', N 68 19 50 E - 48.90', and N 62 04 10 E - 25.00' to Lot 1 of this description; thence, by and with Lot 1 S 03 21 40 E - 22.54' more or less to an iron pipe, S 03 21 40 E - 93.41' to an iron pipe, and S 13 34 50 E - 295.00' to an iron pipe and the lands of James R. Short; thence, by and with said Short lands S 37 58 W - 742.88' and S 75 11 10 W - 429.30' to an

LOT 2 continued

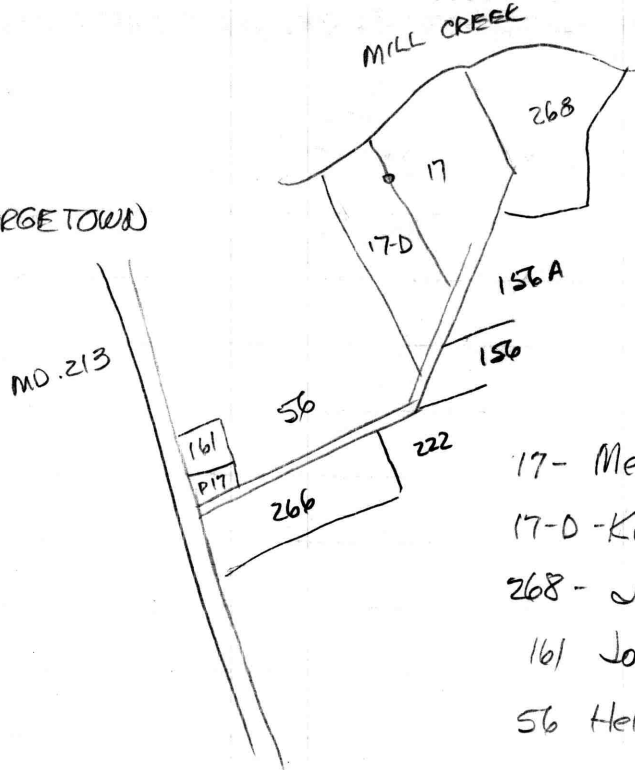
iron pipe on the east side of Md. Rte. 213; thence, by and with the east side of said road N 15 30 10 W - 100.08' to the place of beginning. Containing in all 2.110 acres of land, more or less.

Subject to a right-of-way of varying widths running from Md. Rte. 213 to Lot 1 of the Huyett lands, said right-of-way lying adjacent to, parallel to and northwest of the 15th and 16th lines of the above description (S 37 58 W - 742.88' and S 75 11 10 W - 429.30').

December 9, 1991.

William R. Nuttle.

GEORGETOWN



156 Geo. Pennington Jr. 126/210

266 Jas. R. Short 38/656

17-D - Kenneth F. Herlihy 216/95

16/ John E. Chance 31/343
+46/23

56 Helene G. Hall 40/508

Huyett - 40/595

Begin C.M. at SW cor. on E side Rd. 213

N 77° 04' 40" E

N 75° 28' E - 427 to C.M.

N 39° 34' 40" E

N 37° 58' E - 929 " "

N 10° 52' 20" W

N 120° 29' W - 321' ± to river

Wfs saw dir. 255 ± 7 to Melas

515° 36' 20" E

W/S 515° 36' 20" E
517° 13' E. 421.5 to N side. 30' R/W

S 39° 34' 40" W

Wfs 537°34'40" W - 371.6 to C.M. marking SW cor. Tables

537°58'W - 232.5

S 77° 05' 40" W

575.29 W - 275.4 " " at SW cor. Lot B

N 130° 23' 20" W

Wfs ^{N 15° 23' 20" W} N 15° 00' W - 57.7 to SE cor. Clearance

S 76° 01' 40" W

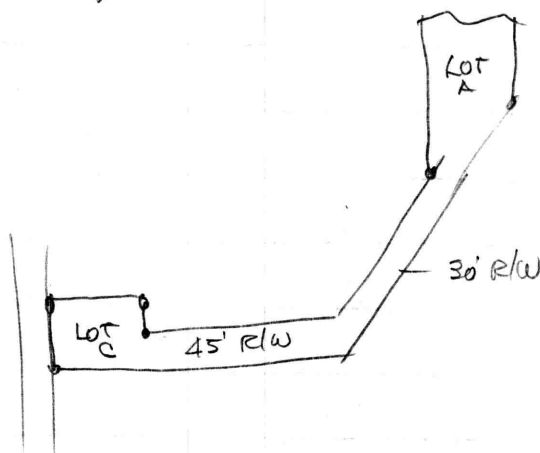
W's $574^{\circ} 25' W - 165$ to $7nd. 213$

513°23'20"E

W/S $515^{\circ} 00' E - 100 \pm t_e$ CM.

3.46 Ac.

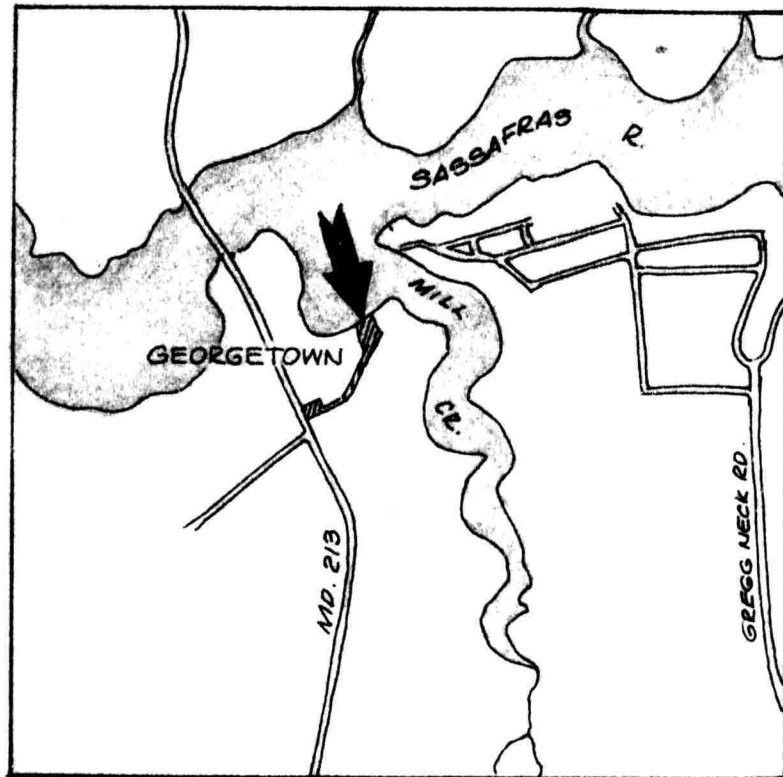
Being all of Lot A, all of Lot C including 30 \pm 45' R/W's


$$\begin{array}{r} 45 \\ 56 \\ \hline 101 \end{array}$$

a

$$\begin{array}{r} 318 \\ 15 \\ \hline 29 \\ 330 \end{array}$$

~~34 38 47~~
39 56 58



SASSAFRAS RIVER

Note: Both lots are within the Critical Area. Except for a small strip adjacent to the river, however, none of this land is in a flood zone. All of the land between the river and the top of the bank is wooded plus an area around the house, approximately 30% of the total area.

HELENE G. HALL
EHP 40/508

Scale 1" = 100'

JOHN F. CHANCE
EHP 31/343 & 46/23

GEO. PENNINGTON, JR.
EHP 126/210

JAS. D. DAVIS, III
WHG 56/620

JAMES R. SHORT
EHP 38/656

MINOR SUBDIVISION PLAT MERRICK Y. HUYETT LANDS

1ST DISTRICT, KENT COUNTY, Md

Scale as shown Oct. 1991.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

5-14 DEC.
- 50 ft right of way to Halls lot
- Add Davis daughter lot
- Private road statement
PLANNING OFFICE
REC'D 11/19/91

WATER COURSES

NO.	BEARING	DIST.
1	N 71° 45' 10" E	43.31'
2	N 30° 28' 40" E	21.04'
3	N 69° 56' 30" E	48.90'
4	N 63° 40' 50" E	155.15'

JAMES R. SHORT
EHP 8/669

KENNETH F. HEELHY
EHP 216/175

DONALD REED
EHP 76/198

top of bank

100' buffer

shed

100'

100'

100'

100'

100'

100'

100'

100'

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100'



Note: Shed and pier are to be removed from Lot 2.

APPROVED BY:
Kent County Director of Planning
Kent County Health Officer

NO.	BEARING	DIST.
1	N 71° 45' 10" E	43.31'
2	N 30° 28' 40" E	21.04'
3	N 69° 56' 30" E	48.90'
4	N 63° 40' 50" E	155.15'

[illegible]

Critical area
1 acre min
remove shade & pier
150 forested.

Total acreage —
3.282

1.1 acres ±

Scale 1" = 50'

SEPTIC FIELDS

LOT #1

LOT # 2

$$A = 70 \times 100 = 7000 \text{ \#}$$
$$B = \frac{1}{2} \times 80 \times 100 = \frac{4000 \text{ \#}}{11000 \text{ \#}}$$

$$A = 15 \times 140 = 2500$$
$$B = \frac{1}{2} \times 110 \times 140 = 7700$$
$$10200$$

LOT #1 ACRES = 39.700 ϕ

A =	$80 \times 100 \times 1/2 =$	4000
B =	$70 \times 100 =$	7000
C =	$145 \times 100 =$	14500
D =	$125 \times 100 =$	12500
E =	$100 \times 25 \times 1/2 =$	1250
F =	$10 \times 125 \times 1/2 =$	625
G =	$65 \times 5 =$	325
		<u>39710</u>

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer